



**Howard County Department Of Planning And Zoning**

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Marsha S. McLaughlin, Director

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March 31, 2011

Mr. Scott Washington  
Howard County Public School System  
10910 MD Route 108  
Ellicott City, MD 21042

RE: WP-11-080, Bollman Bridge Elementary School, TM Parcel 25, proposed building additions, parking addition and other improvements (SDP-87-096), reconsideration request of 03/29/11

Dear Mr. Washington:

The Director of the Department of Planning and Zoning reconsidered your request for waivers from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your reconsideration request to waive Subdivision Sections:

1. 16.1201(n) and 16.1204(d)(1), and shall permit the above referenced project to use the limit of disturbance of 6.88 acres for the proposed improvements, to now include two geothermal well fields, to compute the forest conservation obligation required for this project rather than the net tract area of 46.569 acres of this developed site.

The approval of this reconsidered waiver petition is subject to compliance with the following condition(s) of approval:

1. The Petitioner/Developer shall address the forest conservation obligation required for this project with the required SDP-87-096 red-line plan submission for the proposed improvements, to now include two geothermal well fields.

Justification for the approval recommendation for this waiver petition reconsideration:

1. The enclosed justification submitted by the Petitioner with this waiver petition reconsideration request.
2. The Petitioner/Developer would experience extraordinary hardship and practical difficulties if strict compliance with the Regulations was required. The majority of the 46.569 acre site has been previously developed and the proposed limit of disturbance is only 3.74 acres. The forest conservation obligation for the 46.569 acre site would be considerable, and would

result in an extraordinary hardship for the Petitioner and may negatively affect the viability of the project.

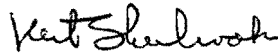
3. This waiver petition if approved will not nullify the intent or purpose of the Regulations as the forest conservation obligation will be met for the proposed disturbed area/limit of submission, but not for the already developed/improved areas of the site not to be disturbed.

Indicate this waiver petition file number, request, sections of the regulations, action, conditions of approval, and approval date for this waiver petition reconsideration in a detailed note on sheet 1 of site development plan, SDP-87-096.

This waiver petition reconsideration approval shall remain valid until 03/31/12.

If you have any questions, please contact Michael Antol at (410) 313-2350 or email at [mantol@howardcountymd.gov](mailto:mantol@howardcountymd.gov).

Sincerely,

  
Kent Sheubrooks, Chief,  
Division of Land Development

KS/MA/WP11080.reconsid.appr.ltr.

cc: File  
Research  
DED  
SDP-87-096  
KCI/James C. Hankinson, P.E.